

PLANNING AND ZONING COMMISSION MINUTES OF MEETING NOVEMBER 16, 2022



COMMISSION MEMBERS PRESENT: Chairperson Gene Robert Larson, Kay Matlock, Judy Motes, Peter Vlassis, Steve Taylor. Michael Ruiz, and Mark Claridge

MEMBERS ABSENT: Brandon Lunt

STAFF PRESENT: Steve McGaughey, Valerie Cooke, Jennifer Cochran, Darlene Montierth, and Jean Roof

VISITORS: Clint Colvin, Ron Bryce, Debbie Fleming, Wende Macumber, Jonathan Truschle, Nikki Fleming, Teri Fleming, Rafael Yermayan, and Serj Oganessian,

CALL TO ORDER: Chairman Gene Robert Larson called the meeting to order at 9:00AM and took roll, a quorum was present.

APPROVAL OF PREVIOUS MEETING MINUTES: Commissioner Taylor motioned to approve the minutes for the October 19, 2022, Planning and Zoning meeting. Commissioner Vlassis seconded. Vote: all in favor.

ITEMS FOR PUBLIC HEARING

4. REZ 864-22 (APN 105-28-050) Request made to re-zone 5.76 acres from current A (General Land Use) to R-MH (Residential -Manufactured Home) for the purpose of future development of a RV park for overnight or extended stay. The owners are Ronald and Janice Howard. The situs is the south side of the canal and Bryce Eden Rd. between Watson Rd. and Hubbard Cemetery Rd., Thatcher.

Director, Steve McGaughey, notified the Commission that items 4, 5, and 6 have withdrawn their applications

5. REZ 865-22 (APN 105-28-051) Request made to re-zone 3.86 acres from current A (General Land Use) to R-MH (Residential -Manufactured Home) for the purpose of future development of a RV park for overnight or extended stay. The owners are Ronald and Janice Howard. The situs is the south side of Bryce Eden Rd. north of the canal between Watson Rd. and Hubbard Cemetery Rd., Thatcher.

6. REZ 866-22 (APN 105-28-052) Request made to re-zone 4.83 acres from current A (General Land Use) to R-MH (Residential -Manufactured Home) for the purpose of future development of a RV park for overnight or extended stay. The owners are Ronald and Janice Howard. The situs is north of Bryce Eden Rd. between Watson Rd. and Hubbard Cemetery Rd., Thatcher.

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7. REZ 867-22 (APN 104-39-172) Request made to re-zone 1.06 acres from current A (General Land Use) to C-M (Commercial Manufacturing land use) for the purpose of building a commercial storage building/shop for Elements Construction. The owner is Levi Palmer. The situs is just west of the Stadium Club on 8th Street and across from the Cauthen Residence in Thatcher.

Chairman Larson read the proposal. Evelyn Palmer presented. The property would be used for a warehouse to store the family-owned business supplies and tools. They will provide an aesthetically pleasing building for the neighborhood with hopes of building their own home on the one-acre parcel on the south side of the warehouse.

Commissioner Ruiz motioned for item REZ 867-22 (APN 104-39-172) to send a favorable recommendation to the Board of Supervisors. Commissioner Taylor seconded. Vote: all in favor.

8. REZ 868-22 (APN 114-22-112) Request made to re-zone from current A (General Land Use) to M-X (Unlimited Manufacturing) for the purpose of off-site cultivation of cannabis. The owner and requestor Serasa Farm Inc., Rafael Yermayan. The situs is 28250 S. Brookerson Rd. Willcox, AZ 85643.

Chairman Larson read the proposal. Rafael Yermayan presented. MX (Unlimited Manufacturing) that is the zoning for cultivating cannabis. I am approved by the state and am licensed. I can pay .50 per sq. ft. with a Conditional Use Permit (CUP) that can provide money for the county, build and help the community. It's hard to find employees we will employ up to 5200 once we are up operating.

*Commissioner Matlock, why MX for the house? For security and 24-hour surveillance.
Commissioner Vlassis, you meet all of AZ licensing requirements? Yes
Chairman Larson, types of marijuana? Medical marijuana only*

Call to the Public

Wende Macumber being part of community, smell, property values drop, business risks, pot prices have dropped, promise of jobs and opportunity, asking for unfavorable vote.

Teri Fleming promises of deed restriction, water, and lights from Heather Dukes for over year. People come into our community and don't have a vested interest, and leave.

Clint Colvin no other residential places close to grow site, jobs will be available, markets change just like the market changes with the copper market. Can't hire illegals, criminals. We can't hide. We must provide everything we cannot take a chance, or we lose our licensing.

Commissioner Vlassis, have you had any complaints or problems in Eden? No, we have an agreement with the GCSO that they can visit our site at any time.

Commissioner Claridge how far are you from the potential grow site? 55 miles. How does that affect you? My license it will run exactly the same as Eden. But on a larger scale? Eden is 6x the size.

Teri Fleming you are still not part of our community.

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Rafael Yermavan every plant is dried inside the greenhouse – no smell outside. I will educate with my podcast.

Chairman Larson, why not go to Cochise County? The property I found was in Graham County.

Wende Macumber how do you regulate where your medical marijuana gets sold? I can't regulate it, but I do know that who ever purchases my girls receives high grade marijuana.

Rafael Yermavan, I have a medical and recreational license I only grow medical marijuana. I go by the rules. I want to do a good job for the community. I am part of this community.

Chairman Larson, fluctuation in price? Quality of the product.

Teri Fleming, what are your plans for expansion? I own 31 acres now that I need to grow. I will look at that in a few years.

*Commissioner Claridge motioned to go into Executive Session
Commissioner Vlassis seconded Vote: all in favor.*

Commissioner Claridge motioned to table items 8 and 9 to gather more information until the next P&Z Commission Meeting

Director, Steve McGaughey stated that each item needs to be voted on separately.

Commissioner Claridge motioned to table item 8. Commissioner Ruiz seconded Vote: all in favor.

9. REZ 869-22 (APN 114-22-028B) Request made to re-zone from current A (General Land Use) to M-X (Unlimited Manufacturing) for the purpose of off-site cultivation of cannabis. The owner and requestor Serj Oganessian. The situs is 28496 S. Brookerson Rd. Willcox, AZ 85643.

Commissioner Claridge motioned to table item 9. Commissioner Vlassis seconded Vote: all in favor

UNFINISHED BUSINESS:

None

ITEMS TO BE SET UP FOR PUBLIC HEARING

10. SUP22-01 (APN 109-59-148) Request made for Special Use Permit (SUP) for a new cell tower enclosed with a 40'x40' walled including equipment. Request is made by Vertical Bridge, Gary Cassel. The property owner is Matthew Beard. The situs is in a residential area just west of Siesta Del Retiro Road, Pima.

Commissioner Matlock motioned for item SUP22-01 (APN 109-59-148) to be heard at the December meeting. Commissioner Taylor seconded. Vote: all in favor.

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11. SUP22-02 (APN 106-06-086) Request made for Special Use Permit (SUP) for a Petting Zoo Farm for special occasions. The owner and requestor, Kay Congdon. The situs is 5828 S. Cottontail Trail Safford.

Commissioner Matlock motioned for item SUP22-02 (APN 106-06-086) to be heard at the December meeting. Commissioner Claridge seconded. Vote: all in favor.

12. CUP22-04 (APN 104-13-086) Request made for Conditional Use Permit (CUP) for an indoor only climate controlled self-storage building. The owner and requestor, Morgan Broderick. The situs is west of Fertizona on the west end of Thatcher.

Commissioner Claridge motioned for item CUP22-04 (APN 104-13-086) to be heard at the December meeting. Commissioner Vlassis seconded. Vote: all in favor.

13. CUP22-05 (APN 106-27-009A) Request made for Conditional Use Permit (CUP) for the purpose of dog kennel. The owner and requestor, Alfredo Calvetti. The situs is 8520 S. US Highway 191 Safford.

Commissioner Taylor motioned for item CUP22-05 (APN 106-27-009A) to be heard at the December meeting. Commissioner Vlassis seconded. Vote: all in favor.

14. CUP22-06 (APN 105-35-163) Request made for Conditional Use Permit (CUP) Temporary business usage for Hyperbaric oxygen red light therapy. The owner and requestor, Dawn Norton. The situs is 3331 N. Duncan Way Central.

Commissioner Claridge motioned for item CUP22-06 (APN 105-35-163) to be heard at the December meeting. Commissioner Ruiz seconded. Vote: all in favor.

15. REZ870-22 (APN 106-26-018) Request made to re-zone from current R-SB (Residential- Site Built) to C-N (Commercial Neighborhood) for an indoor only climate controlled self-storage building and onsite retail business. The owner and requestor, Morgan Broderick. The situs is 768 W. Concho St. Safford.

Commissioner Matlock motioned for item REZ870-22 (APN 106-26-018) to be heard at the December meeting. Commissioner Ruiz seconded. Vote: all in favor.

16. REZ871-22 (APN 103-10-043) Request made to re-zone from current S-D (Special Development) to R-M (Multi-Family Residential) for possible plan of multi-family units. The owner and requester, Jason Brimhall. Located east of 1st Avenue on the east end of Red Mile Rd. Safford.

Commissioner Ruiz motioned for item REZ871-22 (APN 103-10-043) to be heard at the December meeting. Commissioner Vlassis seconded. Vote: all in favor.

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17. PLAT22-03 (A portion of APN106-28-020C) For the development of an 80-acre subdivision on land purchased from Silver Prina, LLC, which will be divided into 24 parcels of sixteen (16) 3-acre and eight (8) 4-acre parcels. Homes will be built on the parcels as agricultural rural property where families can have large gardens, and some will have farm animals. Owner and Requestor, Sonoran Skies, LLC. The situs is south of Safford off Artesia Rd.

Commissioner Matlock motioned for item PLAT22-03 (A portion of APN106-28-020C) to be heard at the December meeting. Commissioner Taylor seconded. Vote: all in favor.

OTHER BUSINESS

Correction on agenda the next regular Planning and Zoning Commission Meeting is scheduled for December 21, 2022, at 9:00 a.m.

The P&Z Director, Steve McGaughey, reported on the items from the October Commission meeting that went to the Board of Supervisors meeting November. 7, 2022.

CALL TO THE PUBLIC

No answer.

ADJOURNMENT: at 10:50AM Chairman Gene Robert Larson motioned for the meeting to be adjourned. All in favor.

MINUTES ACCEPTED by: _____

Gene Robert Larson, Chairman Planning & Zoning Commission

ATTESTED by: _____

Steve McGaughey, Director Planning & Zoning Department